

# W. Colfax Auto Lot For Sale

7785 W. Colfax Ave., Lakewood, CO 80214

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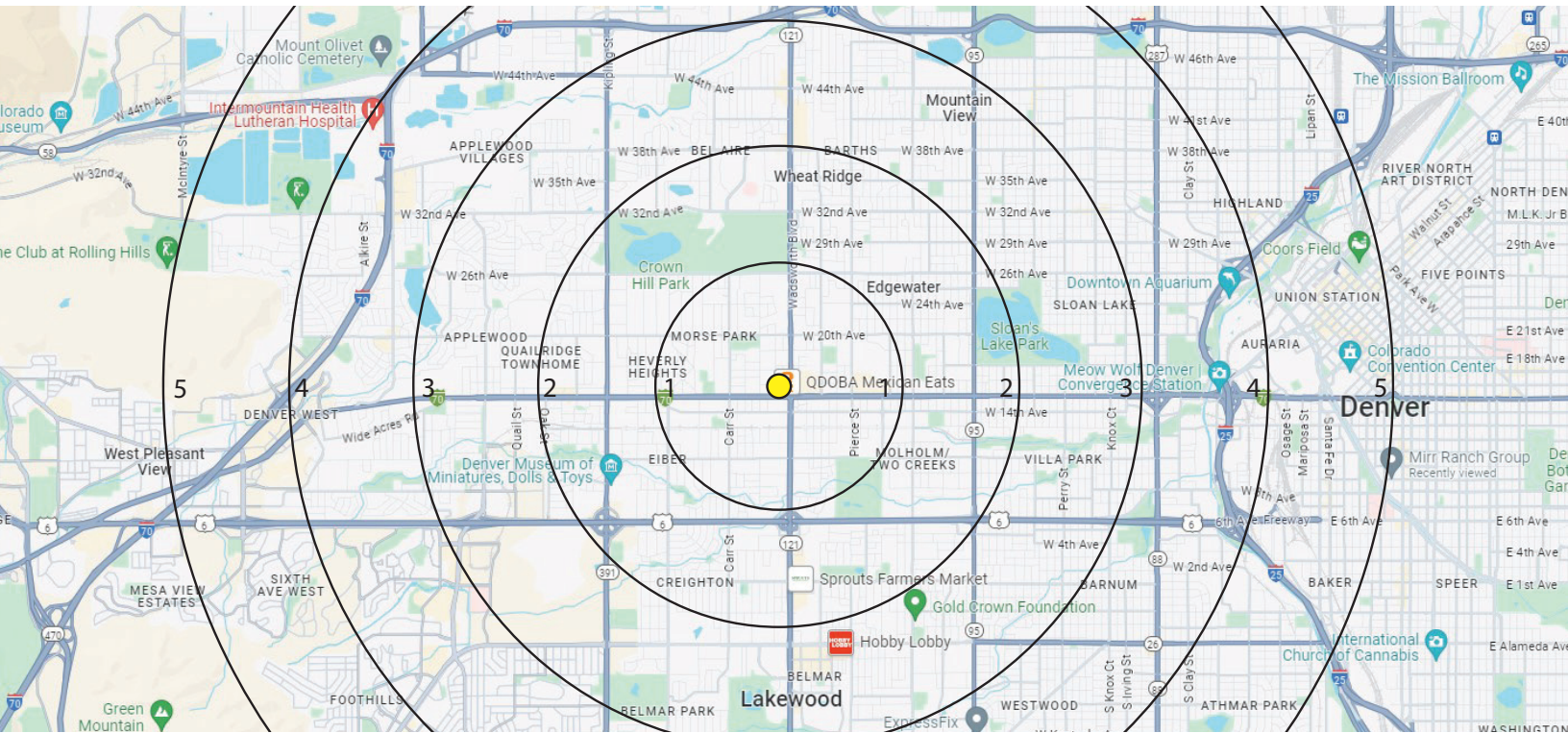
**For Sale: \$1,900,000**

## BUILDING OVERVIEW

<b>Building SF:</b>	4,740± SF
<b>Lot Size:</b>	0.73± AC (32,234± SF)
<b>YOC:</b>	1954 / 2022 renovation
<b>Parking:</b>	Space for 130 Cars
<b>Zoning:</b>	MGU - Jeffco
<b>Taxes:</b>	\$25,837.08 (2024 payable in 2025)
<b>Permitted Uses:</b>	Vehicle Sales, Multi-family, Day Care, Adult or Child Emergency Medical, Light Manufac., Entertainment Facility, Hotel, Motel, Mortuary, Office, Restaurant, Retail, etc.

## PROPERTY NARRATIVE

Located less than one block west of Wadsworth Blvd. on W. Colfax Avenue, this auto lot offers exceptional visibility with high traffic counts. The car lot has space for 130± cars, with current sales around 50/60 cars per month. Includes a sales office with six private offices, plenty of storage and bathrooms. The building was remodeled in 2022. There is also a small bay for mechanical and detail work. A canopy allows for approx. 20 cars to be protected from the elements. Walking distance to numerous restaurant amenities such as Qdoba, Panda Express, Chipotle, and a Walmart Supercenter just on the east side of Wadsworth Blvd. Colfax monument signage.



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	17,300	143,233	396,164
Households	7,643	60,585	168,698
Median HH Income	\$55,582	\$67,488	\$74,933
Median Age	39.50	38.30	37.70
Traffic	26,777 vpd - W. Colfax Ave @ Wadsworth		

Source: CoStar 2024